

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

APRIL 7, 2009

PRESENT: Rich Paquette, Tom Mulcahy, Pam Loranger and Peter Larrabee

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:00 p.m.

2. Continued Discussion of Inner Village Rezoning

The Planning Commission and S. Hadd continued their discussion on possible rezoning of the inner village from March 17th.

Discussion included, but was not limited to, the following:

- the need to rename the inner village zoning area;
- it is a goal to preserve the aspects of the historical and cultural components of the Village;
- there are some buildings listed on the National Register for Historical Buildings;
- want to make sure that spot-zoning does not occur;
- overlays for a village district might include GD1, Residential and Historic;
- possibly take the GD1 and reinvent it by adding some components and eliminating others to make it appropriate for the Village;
- to preserve the historical value it would be necessary to revamp the GD1 district so it would discourage any appearances of a “strip-mall”;
- rezoning a property from Residential to GD1 provides the property owner with more flexibility and options in terms of the use;
- designate GD1 in all places where it is Residential and Commercial and incorporate an overlay district.

Following the review the Planning Commission directed S. Hadd to write a letter to residents in the core Village informing them that the Planning Commission is in the process of rezoning and ask them to attend and participate in a public hearing on April 21st.

3. Discussion of Commission Correspondence & Process

T. Mulcahy discussed the importance of communications with the other boards/committees in Colchester. T. Mulcahy referenced the Planning Commission Procedural Rules and discussed with the Planning Commission Section 5.3 “Ex Parte” Communications and Section 5.4 Conflict of Interest.

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The Commission and S. Hadd discussed communications and discussions by individuals on the Commission that takes place outside a public meeting.

4. Minutes of March 17, 2009

A **motion** was made by P. Larrabee and **seconded** by R. Paquette to **approve** the minutes of March 17, 2009. The **motion passed** with a vote of 4 – 0.

5. Packet Information

The Commission reviewed the packet information that they received.

The Commission agreed to cancel the May 5th.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 21st day of April 2009

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_____	Planning Commission